

MONO COUNTY  
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE  
**Public Works, Community Development, Environmental Health**  
(Other departments may attend as needed)

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**REVISED LDTAC AGENDA**

**Monday, June 18, 2007 – 1:15 P.M.**

CAO Conference Room, Annex I ~ Bridgeport, CA, or video conference at  
Minaret Village Mall, Room 215, 437 Old Mammoth Road, Mammoth Lakes, CA

**\*TENTATIVE START TIMES** (see note below)

**1. PUBLIC COMMENT**

**2. APPLICATION REVISION ACCEPTANCE:**

**\*1:15 P.M.**

**TENTATIVE TRACT MAP 37-59/Rock Creek Canyon SP/DEIR.** This project application, which was accepted as complete at the 2/5/07 LDTAC meeting, has reduced the number of lots from 15 to 13. Two lots on the lower portion of the site have been combined into parcels 1-7. Lots 1-7 on the lower portion range from .5 acre to 1 acre. Lots 8-13 on the upper portion range from 3.05 acres to 5.7 acres. Private roads would provide access to the lower and upper lots, and a recreation easement on the upper road would allow continued access to bikes and pedestrians. Established building envelopes are proposed for lots 10-15. The site is the old Paradise Lodge and Resort that included approximately 22 cabins, RV and mobile-home sites. Lower Rock Creek runs through the property. The General Plan designation is Rural Resort (RU). *Staff: Gerry Le Francois*

**3. PREAPPLICATIONS:**

**\*1:45 P.M.**

**USE PERMIT APPLICATION/Hess.** The proposed project would designate a single-family home as a bed-&-breakfast establishment. Two of the three bedrooms with a shared bathroom would be rented out. The 7,500-square foot property (APN 21-144-02) is located in the community of Lee Vining at the northwest corner of Lee Vining Avenue and Third Street. The General Plan Designation is Commercial (C). *Staff: Keith Hartstrom*

**\*2:15 P.M.**

**USE PERMIT MODIFICATION 31-97-03/Fesko.** The proposal is for up to a 40-unit RV park adjacent to the Meadowcliff motel (APN 02-060-31) on the west side of U.S. 395 just south of the community of Coleville. Proposed well and septic are to be approved by Environmental Health. Trees are proposed to minimize visual impact. The General Plan designation is Rural Resort (RU). *Staff: Greg Newbry*

**\*2:45 P.M.**

**TENTATIVE PARCEL MAP/Czeschin.** The proposal is for a condominium project with one commercial and three residential lots. The parcel (APN 60-180-04) is located in the community of Crowley Lake. *Staff: Keith Hartstrom.*

**4. DETERMINATION:**

**\*3:30 P.M.**

**JUNE LAKE SINGLE-FAMILY UNIT.** Request to modify water course. Discussion/direction to planning staff. *Staff: Larry Johnston*

**5. ACTION ITEM:**

**\*4:00 P.M.**

**MAP EXTENSION FOR PM 37-177/Tapley/Alpine Pacific Partners.** The proposed project would divide 80.4 acres (APN 24-280-01) into four parcels of 13.3, 13.4, 21.8, 21.9 acres and an 8.0-acre remainder. The property is located near the northwest corner of the intersection of S.R. 120 and U.S. 6 in the community of Benton. The General Plan

designation is Rural Residential (RR 4) with a four-acre minimum lot size. *Staff: Gwen Plummer*

**6. WORKSHOP:** No items.

**7. ADJOURN.**

For questions on the above projects, call Community Development at (760) 932-5425 or 924-1800.

**\*NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

**WHAT IS THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE?**

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, providing the public an early opportunity to participate in project review, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.